



CITY OF MANCHESTER
ZONING BOARD ADJUSTMENT
ONE CITY HALL PLAZA
MANCHESTER, NH 03101
Tel: (603) 624-6475
Fax: (603) 624-6324
www.ManchesterNH.gov
e-mail: building@ci.manchester.nh.us

MANCHESTER, NH ZONING BOARD OF ADJUSTMENT

Board Decisions from the July 7 2005 Public Hearing and Business Meeting

PUBLIC HEARING

1. Case #48-ZO-2005 Rehearing – Gregory Scarlett (Agent) proposes to build a single-family home on a lot non-conforming in area and width and subject to consolidation with adjacent lot non-conforming in area, frontage and width seeks **variances** from Section 11.03 (D) (2) consolidation and 6.07 front yard setback of the Z.O., as per plans submitted February 8, 2005 at **9 Hudson St. – Denied without Prejudice**
2. Case #86-ZO-2005 – Attorney Robert A. Backus (Agent for Abutter) **Appeals the Administrative Decision of the Building Commissioner of the City of Manchester, NH** in that the subject lot is entitled to be treated as exempt from the zoning limitations otherwise applicable to this site, per appeal filed on May 25, 2005 for the property located at **1745 Candia Rd. – Denied** ***The Zoning Board of Adjustment does not have the jurisdiction to act on the appeal. The Board also concurs with the ruling of the Building Commissioner.**
3. Case #87-ZO-2005 – Thomas Malone (Owner) proposes to build a 2nd floor addition for bedroom and seeks **variances** from Section 6.07 (2 counts) street and rear yard setbacks and 8.24 (A) (2) (3) Accessory Structure of the Z.O., as per plans submitted May 13, 2005 at **310 Oakland Ave. – Granted with stipulation: rear yard deck to be removed; concrete patio has already been dismantled. Board granted one count of 6.07 street yard and 8.24 (A) (3) Accessory Structure (shed).**
4. Case #88-ZO-2005 –Anthony Guba (Agent) proposes to erect awnings to the entrance and exit of the building and seeks a **variance** from Section 8.24 (B) Accessory Structures of the Z.O., as per plans submitted May 5, 2005 at **1932 So. Willow St. - Granted**
5. Case #89-ZO- 2005 – Raymond Hebert (Agent) proposes to convert open porch to a 3-season room and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted May 19, 2005 at **93 A St. – Tabled until the August 4, 2005 Limited Bus. Mtg.**
6. Case #90-ZO-2005 – John Parfitt (Owner) proposes to convert existing deck into a screened porch; also maintain parking and side yard setback of existing house and seeks a **variance** from Section 6.07 side and rear yard setbacks and 10.09 (B) parking setbacks of the Z. O., as per plans submitted May 17, 2005 at **176 Broadway Ave. – Granted**

7. Case #91-ZO-2005 – Romeo Vanegas (Owner) proposes to enlarge existing deck to create a 3-seasons room and seeks a **variance** from Section 6.07 rear yard setback and 8.22 (B) fences of the Z.O., as per plans submitted May 17, 2005 at **50 DeBloice St. - Granted**
8. Case #92-ZO-2005 – Marcel Croteau (Owner) proposes to maintain front porch and steps in front setback and seeks a **variance** from Sections 6.07 front yard setback of the Z.O. as per plans submitted May 16, 2005 at **150 Beech St. - Granted**
9. Case #93-ZO-2005 – Susan Amlaw (Owner) proposes to create parking spaces in street yard and pave corner of front entrance for drop-off area; replace 4' x 10' deck and stairs; maintain 6' x 24' deck; maintain 9' x 10' shed and seeks a **variance** from Section 6.07 (2 counts) street and side yard setbacks, 10.09 (B) parking setbacks, 10.06 (A) parking layout and 8.24 (A) (2) Accessory Structures of the Z.O., as per plans submitted May 25, 2005 at **918 Goffstown Rd. – Granted with stip.: Subject to RSA 674:33 V. Paved area for drop off only.**
10. Case #94-ZO-2005 – Priscilla I. Palmer (Owner) proposes to maintain stairs and landing from open deck and seeks a **variance** from Section 6.07 minimum side yard setbacks of the Z.O., as per plans submitted May 20, 2005 at **139 Heathrow Ave. - Granted**
11. Case #95-ZO-2005 – William P. Zyla, Sr. (Owner) proposes to subdivide lot and maintain single-family home on Lot 29, on Lot 29-1 create a buildable lot and seeks a **variance** from Section 6.07 side yard setback for Lot 29 of the Z.O., as per plans submitted May 25, 2005 at **51 Windsong Ave. – Tabled until the August 4, 2005 Limited Business Meeting.**
12. Case #96-ZO-2005 – Robert Kosten (Owner) proposes to continue construction of a 2-story addition for garage & accessory dwelling unit; also enclose a 2nd story open porch for a 3-season room and seeks a **variance** from Sections 6.07 side yard setback and 8.21 (C) gross floor area of the Z.O., as per plans submitted May 16, 2005 at **1937 Elm St. - Granted**
13. Case #97-ZO-2005 – Joseph Brown (Owner) proposes to create four additional parking spaces and increase curb cut to 78' on Wheelock St. and seeks a **variance** from Sections 10.09 (B) parking setbacks, 10.08 (C) Driveway widths, 8.22 E Visibility at corners and 8.22 (A & B) fences, walls of the Z. O., as per plans submitted May 27, 2005 at **106 Goffe St. – Tabled until the August 4, 2005 Limited Business Meeting.**
14. Case #98-ZO-2005 – Daniel J. LaFleur (Owner) proposes to remove existing porch and replace with a 7' x 24' porch and seeks a **variance** from Section 6.07 front yard setback of the Z.O., as per plans submitted May 27, 2005 at **620 Holly Ave. Granted**
15. Case #99-ZO-2005 – Greg Scarlett (Owner) proposes to consolidate lots and subdivide into two lots; on Lot 15A maintain a single-family home; on Lot 14A, create a buildable lot for a single family home and seeks a **variance** from Section 5.07 lot width for Lots 15 A and 14A of the Z.O., as per plans submitted June 10, 2005 at **58 Riley Ave. – Granted**
16. Case #100-ZO-2005 – Norma Houde (Owner) proposes to enlarge driveway to provide

additional parking and seeks a **variance** from Section 10.09 (B) (2) parking setbacks of the Z.O., as per plans submitted June 2, 2005 at **186 Dave St. - Granted**

17. Case #101-ZO-2005 - Richard Caplette (Agent) proposes to build a 24' x 24', 2-stall attached garage; also maintain shed in the side yard; maintain 12' x 14' rear deck and seeks a **variance** from Section 6.07 front, side and rear yard setbacks and 8.24 (A) (2) Accessory Structures of the Z.O., as per plans submitted June 1, 2005 at **75 Marguerite St. - Granted**
18. Case #102-ZO-2005 – David Therrien (Owner) proposes on a lot fronting on an unaccepted way, build a single-family home and maintain existing garage and seeks a **variance** from Sections 3.03 “Street” and 10.07 (E) parking paving of the Z.O. and NHRSA 674:41 “Erection of Buildings”, as per plans submitted June 2, 2005 at **181 Norton Ave. – Granted for Section 3.03 “Street”. Variance for Section 10.07 (E) parking paving is not required as applicant will pave.**
19. Case #103-ZO-2005 – Fred Matuszewski (Agent) proposes to convert existing building to 57 dwelling units and seeks a **variance** from Sections 8.04 multi-family dwelling and lot area, 10.07 (J) (4) loading, screening, 10.06 (C) loading maneuvering and 6.08 (A) & (B) (4) screening/buffers of the Z.O., as per plans submitted June 16, 2005 at **415 Silver St. - Granted**
20. Case #104-ZO-2005 – Susan Brown (Agent) proposes to maintain a 6' x 32' front porch and seeks a **variance** from Section 6.07 front yard setback of the Z.O., as per plans submitted June 14, 2005 at **26 Acorn Circle. - Granted**
21. Case #105-ZO-2005 - Gerard Gauthier (Owner) proposes to maintain 15' x 25' pool with deck, also build a 9' x 20' first floor addition and a 19' x 20' second floor addition for added living space and seeks a **variance** from Sections 6.07 side yard setbacks, 10.09 (B) parking setbacks and 8.24 (A) (2) Accessory Structures of the Z.O., as per plans submitted May 27, 2005 at **335 Arah St. - Granted**
22. Case #106-ZO-2005 – Scott Aubertin (Agent) proposes to erect three free-standing signs on one lot and seeks a variance from Section 9.09 (A) (1) signs of the Z.O. as per plans submitted June 20, 2005 at **1750 Elm St. – Granted with stipulation: Signs not to be illuminated from the hours of 11:00 PM to 6:00 AM.**

BUSINESS MEETING

Request for Rehearing:

Case #66-ZO-2005 – **1224 Hanover St.** (subdivide lot; move 1-family dwelling and maintain beauty salon) Appealed by Artemis Paras, et al on June 3, 2005. – **Denied**

Steven J. Freeman, Chairman

Anyone aggrieved by the decision of the Board may file a Motion for Rehearing within 30 days.